



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2019-0015

Approved by Planning and Zoning: April 1, 2019

Permission is hereby granted to: Yates Old Town Service, LLC

to use the premises located at: 1201 Oronoco Street and 500, 510, 518, 520 North Fayette Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

4/1/2019  
Date

Karl Moritz (by AZ)  
Karl Moritz, Director  
Department of Planning and Zoning



DATE: April 1, 2019

TO: Tony LaColla, Division Chief  
Department of Planning and Zoning

FROM: Cara DelVecchio, Non-development Case Unit Intern, Land Use Services  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0015  
Administrative Special Use Permit Review for a Change of Ownership  
Site Use: General Automotive Repair  
Applicant: Yates Old Town Service, LLC  
Location: 1201 Oronoco Street and 500, 510, 518, 520 North Fayette  
Street  
Zone: CRMU/M – Commercial Residential Mixed Use/Medium

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### **Request**

Special Use Permit (SUP) #2019-0017 is an administrative request to change the ownership of an existing automotive repair establishment from Automotive Service Garage, Inc. by Dennis Whitestone by Dennis Whitestone and Jeffery L. Yates to Yates Old Town Service, LLC. The business proposes to continue operating as a general automotive repair shop, under the name, Yates Old Town Service, LLC. The business would continue to operate from 7 a.m. to 7:30 p.m., Monday through Friday and offer general automobile repair services including engine and transmission work, body and fender work, painting, tune-ups, and muffler repairs.

### **Background**

The site has accommodated an automobile repair business since 1940. It became a non-complying use in 1992 after a rezoning from I-2 to CRMU/M. City Council approved SUP #2832 for an expansion of the business in 1994. It granted approval of SUP #95-0098 for a one year review of the business in September 1995. Subsequently, City Council approved SUP #2013-0037 to expand the number of vehicles it stored on site from 32 to 56. Most recently, staff administratively approved a change of ownership from Automotive Service Garage, Inc. by Dennis Whitestone to Automotive Service Garage, Inc. by Dennis Whitestone and Jeffery L. Yates. A recent SUP inspection revealed compliance with all SUP conditions.

The applicant submitted a curb cut application (TES #2016-04103) for City department review to provide vehicle access into the space at 520 North Fayette Street. The curb cut was approved and installed.

### **Parking**

Section 8-200(A)(17) of the Zoning Ordinance requires that the applicant provides one off-street parking space for every 400 square feet of space. The applicant's business occupies 18,800 square feet and would be required to provide 47 off-street parking spaces. The applicant exceeds its parking requirement with 87 spaces.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the West Old Town Citizens Association, the Prescott Condominium Unit Owners Association, and the Cromley Lofts Condominium Owners Association have been informed of the application. Staff received no public comments related to the request.

### **Staff Action**

Staff supports the applicant's request for a change of ownership at this location. A change of ownership would not generate or intensify potential impacts arising from this use. The business would continue to provide necessary and convenient services to nearby residents.

Staff has carried forward previous SUP conditions and amended conditions to reflect current language standards.

Staff hereby approves the Special Use Permit request.

### **ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:**

Date: April 1, 2019

Action: Approved



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Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions  
2) Statement of Consent

### **CONDITIONS OF SPECIAL USE PERMIT #2019-0015**

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2832)
2. The hours of operation shall be limited to 7 a.m. to 7:30 p.m., Monday through Friday. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP #2013-0037)
3. No more than 56 vehicles shall be parked or stored outside on the premises at any time. No more than 22 lifts may be located to the rear of the building. Said lifts shall allow no more than one vehicle to be stacked on top of another (double lift) and shall use a hydraulic lift system and motor or other low-noise mechanical system to the satisfaction of the Director of Planning & Zoning. (P&Z) (SUP #2013-0037)
4. All vehicles stored on the property shall be parked in a neat and orderly fashion at all times. (P&Z) (SUP #2832)
5. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building structure. (T&ES) (P&Z) (SUP #2013-0037)
6. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP #2832)
7. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. No junked, abandoned, or stripped vehicles shall be displayed, parked or stored outside. (P&Z) (SUP #2013-0037)
8. The area around the garage shall be kept free of debris and maintained in an orderly and clean condition. (P&Z) (SUP #2832)
9. The garage doors facing Oronoco Street shall remain closed at all times, except for entry into and exit from the garage. (P&Z) (PC) (SUP #2832)
10. No vehicles shall be loaded or unloaded on the public right of way. Loading and unloading of vehicles, if any, shall take place on site and during hours of operation. (P&Z) (SUP #2013-0037)

11. No debris or vehicle parts shall be discarded on the public right-of-way. (P&Z) (T&ES) (SUP #2832)
12. **CONDITION AMENDED BY STAFF:** The use must comply with the City's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (P&Z) (PC) (~~SUP #2013-0037~~)
13. The applicant shall screen the vehicle lifts using a landscape fence system or other screening to the satisfaction of the Director of Planning & Zoning for review and approval a screening plan that shall include, at a minimum, the location of all: property lines, fencing, planting strips, lifts, surface parking spaces, dumpster locations, and lift motors. (P&Z) (SUP #2013-0037)
14. All waste products including, but not limited to, organic compound (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state, and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP #2013-0037)
15. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES) (SUP #2013-0037)
16. The applicant shall control odors, smoke, and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP #2013-0037)
17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES) (SUP #2013-0037)
18. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP #2013-0037)
19. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP #2016-0070)

20. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP #2016-0070)
21. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community in June 2020 in order to assess the redevelopment potential off the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit in June 2030 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (SUP #2016-0070)
22. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES) (SUP #2016-0070)
23. **CONDITION SATISFIED BY THE APPLICANT AND DELETED BY STAFF:**  
~~Special Use Permit approval is contingent on the approval of a curb cut in front of 520 North Fayette Street. (P&Z) (SUP #2016-0070)~~
24. Automobile repair estimates shall occur indoors and shall not take place on-street or in the public right-of-way. (P&Z) (SUP #2016-0070)
25. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410 or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES) (SUP #2016-0070)

26. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES) (SUP #2016-0070)



## STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0015. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a general automotive repair use at 1201 Oronoco Street and 500, 510, 518, 520 North Fayette Street

  
Applicant – Signature

4/8/19  
Date

JASON A. YATES  
Applicant – Printed

4/8/19  
Date

